

# TOWN OF DAVIE

DAVIE COMMUNITY REDEVELOPMENT AGENCY

# ANNUAL REPORT



**FISCAL YEAR 2013-2014**  
**(END DATE SEPTEMBER 30, 2014)**

**FY 2013-14  
CRA ANNUAL REPORT  
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## **Introduction**

The Davie Community Redevelopment Agency was created in 1988 by the adoption of Town of Davie Ordinance No. 88-23. The agency was created following the guidelines set forth by Chapter 163 Part III of Florida Statutes which is the Community Redevelopment Act of 1969. The Davie CRA also follows the policies and procedures of Florida Statutes which are set forth by Chapter 163 Part III.

The mission of the Davie CRA is to eliminate and prevent conditions of slum and blight, enhance the tax base, encourage affordable housing, and to facilitate redevelopment activities by the private sector within the limits of the redevelopment area of the Town of Davie.

There are three distinct areas within the Davie CRA including the downtown area, the Eastside residential neighborhood and the industrial area. Programs and improvements continue to be made in each of these areas and some of these programs will be highlighted within this report.

The day to day operations of the Davie CRA are guided by the Town of Davie Community Redevelopment Agency Redevelopment Plan. The Redevelopment Plan was last amended in December of 2012 by Ordinance No. 2012-27. The Redevelopment Plan spells out the policies and procedures followed on a day to day basis. A significant change to the latest version of the plan was to provide for Community Policing Innovations within the CRA jurisdictional area.

The CRA main revenue source is tax increment financing. Tax increment funds are based on the increased ad valorem tax values for the current year as compared to the values of the base year. Increment revenue is received on an annual basis from Broward County, Town of Davie, Children's Services Council of Broward County, Central Broward Water Control District, South Broward Hospital District, and North Broward Water Control District.

This annual report highlights actions of the Davie CRA to accomplish the goals within the Redevelopment Plan during FY 2013-2014.



## **Section 1 -Amendments to the Davie CRA Redevelopment Plan**

During Fiscal Year 2013-2014 the Davie Community Redevelopment Agency continued to pursue its redevelopment activities within the Redevelopment Area of the Town of Davie, Florida. Extensive modifications were made to the Community Redevelopment Plan for the Town of Davie in 2012-2013. The revised plan was officially adopted by Ordinance No. 2012-27 which was approved by two readings on November 7, 2012 and December 5, 2012. The Davie CRA continues to implement the improvements listed within the plan.

The plan was adopted consistent with the requirements of Chapter 163 of State Statutes. The CRA Board reviewed and approved the Redevelopment Plan on September 19, 2012. The Planning and Zoning Board, the local planning agency made a finding that the redevelopment plan is consistent with the Town Comprehensive Plan and recommended approval of the plan on October 10, 2012. Written notices regarding the proposed modifications were sent to all appropriate taxing authorities within the boundaries of the CRA by registered mail. A public hearing notice was placed in the local newspaper, the Sun-Sentinel. It should be noted that the proposed modifications to the plan did not expand the boundaries of the CRA area, nor did the modifications extend the time for completing redevelopment projects. The modifications did not require an amendment to the Broward County or Town of Davie Land Use Plan.

The modifications to the plan were more descriptive than the plan last modified in 1997. The revised plan contains additional information regarding the redevelopment area. The new plan also provides information regarding proposed capital improvement projects and provides information regarding accomplishments within the CRA area. The revised plan also provides additional information regarding the various programs offered by the CRA for assistance in redeveloping properties. A five year budget projection was also included in the plan. An important component of the plan was the inclusion of the implementation of community policing innovations to provide enhanced Police services to the CRA area.

The Redevelopment Plan is consistent with the requirements of State Statutes. The plan is consistent with Section 163.361, Part III of Florida Statutes concerning the process for amending the plan. It is also consistent with Section 163.360 dealing with the various requirements for a redevelopment plan such as:

- Conforming to the local comprehensive plan.
- Providing for the development of affordable housing.
- Indicates the potential for land acquisitions.
- Provides for the location of families displaced by redevelopment activities.
- Provides for park facilities.
- Provides for redevelopment of the CRA area by private enterprise.
- Provides for the development and implementation of community policing innovations.

## **Section 2 - Major Planning Initiatives for Redevelopment**

The Davie CRA also is involved in three major planning initiatives which include:

- The Transit Oriented Corridor which is 925 acres of which 615 acres are located within the CRA Redevelopment Area near State Road 7/441 and east of the Florida Turnpike.
- The Davie Regional Activity Center (RAC) which consists of 2,200 acres of which 700 acres are within the CRA.
- The Downtown Master Plan which is entirely within the CRA area.

The initial study of the Transit Oriented Corridor (TOC) was completed by the Urban Land Institute in 2004. The Davie CRA felt the economic and demographic assumptions in the TOC Master Plan were no longer valid especially when considering the economic conditions which changed drastically over this time period with property values plummeting and the real estate market virtually drying up. A Technical Advisory Panel (TAP) of the Urban Land Institute met on December 6 and 7, 2010 at which there were work sessions with the Davie CRA, Town Council and Town staff. The TAP made a number of recommendations including that the area should be a regional business center with less emphasis on a mixed-use area with a lot of residential use. Several specific recommendations were made about a north section, a south section, and a central section of the area. The following four steps were recommended:

- Branding and marketing the area.
- Preparing a comprehensive utility plan.
- Exploring an enterprise zone and foreign trade zone.
- Exploring a property owners association.

The Davie CRA is also working towards implementing the Downtown Master Plan. The Davie CRA now owns a 3 acre site at the corner of Davie Road and Orange Drive. The Davie CRA purchased the Moose Lodge, a .5 acre site this past year. The Davie CRA will be looking to redevelop this 3.0 acre site after the Moose Lodge is relocated to a nearby site. The Davie CRA is also looking at constructing additional parking lots to provide adequate parking for the businesses on Davie Road. Most of the businesses along Davie Road have inadequate parking and the Davie CRA is working with businesses to deal with this situation. Additionally, access to Davie Road is a major problem because there are a number of driveways which cause traffic congestion due to the number of curb cuts along Davie Road. More information will be provided in the section about the Downtown area.

The Town of Davie adopted a Master Plan for the Davie Regional Activity Center. The Davie CRA was a partner in this planning effort. The Town has adopted a zoning code for the Regional Activity Center and the Davie CRA is working toward steering businesses to conform to the new requirements.

### **Section 3 - CRA Infrastructure Projects**

The CRA continues to review viable projects to expend funds from its \$20 million bond issue, approved by the Davie Town Council on December 8, 2010. The bonds were approved to enable the Davie CRA to undertake projects which could not be accomplished on an annual budget basis. The CRA has planned infrastructure projects which will require millions of dollars to accomplish and the bond money will allow the Davie CRA to purchase property should the opportunity arise.

There are several infrastructure projects which are planned over the next three years. These projects include the second and third phases of improvements on the east side of Davie Road. The first phase was completed in 2010. The second phases will complete the scheduled improvements for this area which includes the Davie Road corridor with businesses and a large residential area. This is the area in which the Davie CRA held a public meeting to discuss the installation of the utilities particularly installation of sanitary sewers. A complete description of these improvements will be included in the section about residential improvements. Another planned project is for drainage to be installed on the west side of Davie Road which will remove an impediment to the area west of Davie Road. A drainage system is being designed to provide water retention within a common site rather than on a lot by lot basis. The Davie CRA is also planning to install a roadway with underground utilities which will be described in more detail later on in the report.

### **Section 4 - Westside Drainage Project**

A plan is being proposed to provide water retention for the properties on the west side of Davie Road. A water retention area will be provided with an outlet to the C-11 drainage canal and this will once again negate the requirement to reserve 15% on each individual site. The plans for this Westside Drainage Study were approved by the CRA Board on September 5, 2012. Included in this section of the plan is a proposal to construct a street and bury the above ground utilities at the eastern and southern edges of the Bergeron Rodeo Grounds. This street will provide an access to the rear of the properties on the west side of Davie Road. This will permit some of the curb cuts currently on Davie Road to be closed which would result in a reduction of traffic congestion on Davie Road. (Please see Exhibit 1 on page 18 for an example of what these improvements will look like.) This project is described in the 2012 Community Redevelopment Plan under bonded projects and is shown in the section showing the five year spending projection. An amendment to the engineering contract was approved by the CRA Board on July 17, 2013 to pay for planning to replace an existing lake with a parking area to assist the Public Works Department with their operations. The cost of the engineering amendment was \$29,950. The cost of engineering was raised to a total of \$218,240.

### **Section 5 - Phase I – Eastside Infrastructure Improvement Project**

Phase I of the Eastside Infrastructure Improvements was known as the SW 41st Place Infrastructure Improvements. The main focus of these improvements was to help solve

drainage issues and problems east of Davie Road. The plan installed storm sewers which lead to L Lake and L Lake serves as the retention area for the entire east side. This retention area relieves the requirement for water storage facilities like a retention pond on each individual site as it is developed.

The Davie CRA also replaced the 2” water mains with an 8” water main which provides much better water service including fire hydrants which can be used to fight potential fires.

The Davie CRA also provided a sanitary sewer along SW 41st Place which enables the removal of septic systems. The Davie CRA paid for the individual connections to the sewer for approximately 32 homes and 9 businesses as well as the required impact fees to the Utility Department.

## **Section 6 - Phase II – Eastside Infrastructure Improvement Project**

Phase II Eastside Infrastructure Improvement Projects will benefit the businesses along the east side of Davie Road as well as a large residential area east of Davie Road. The improvements will include storm sewers, sanitary sewers and water lines including hydrants to 206 residential units and 7 commercial buildings. The storm sewers will redirect the storm water to a drainage basin which will serve as the water retention for the entire area. Without this storm sewer new individual businesses would need to reserve 15% of their site for storm water retention in order to meet the requirements of Central Broward Water Control District. This requirement is a hindrance to recruiting new business when there are also requirements for certain setbacks, number of parking spaces, and not to mention the proposed building on the lot. The water mains in this area will also be replaced. There are currently two inch water lines which are so small that water hydrants cannot service this large residential area. The new lines will be six or eight inch lines and additional hydrants will be installed. The hydrants being constructed will permit the area to have improved fire protection. Currently firefighters can only use the water stored on their trucks to fight a fire in the residential area.

The largest portion of this project will be the installation of sanitary sewers in the residential area of approximately one square mile. The area is currently served by individual septic systems on what are small lots of approximately 7,500 square feet each. The Davie CRA conducted a public neighborhood meeting on March 18, 2013. There were over 50 residents in attendance. The residents in attendance at the meeting were unanimous in support of the proposed project. The project will also provide sanitary sewers to some of the businesses along Davie Road which are not now serviced with sanitary sewers. A schematic of the proposed improvements is illustrated in Exhibit 3. The plan is described in the 2012 Community Redevelopment Plan in the section describing bond issue projects and is shown in the section showing the five year spending projection. An engineering contract was approved with the firm of Craven Thompson & Associates at the April 3, 2013 CRA meeting.

In 2012 a design contract was approved with the firm of Craven Thompson & Associates to design a parking lot on SW 41<sup>st</sup> Street. The design was completed and the construction was bid out. The Davie CRA awarded a contract with Weekley Asphalt Paving, Inc. to construct the parking was completed in FY 2013-2014. This lot will be a public parking lot to ease the need for parking along Davie Road. The contract was awarded at the August 7, 2013 CRA meeting. The parking lot is adjacent to a parking lot on SW 41<sup>st</sup> Place completed by the CRA in 2011. The plans are for a 43 space parking lot with an additional 9 spaces provided on SW 41<sup>st</sup> Street. The parking lot will be lit with decorative street lights, there is a decorative wall around the lot and it will have extensive landscaping. This construction of a parking lot is shown in the 2012 Community Redevelopment Plan as a bonded project and is shown in the five year Redevelopment Plan and five year spending projections. See Exhibit 4 for a picture of the parking lot improvement.

The CRA Board approved a payment to FPL at their July 30, 2014 meeting for the relocation of two power poles located in the alley between SW 41<sup>st</sup> Street and SW 41<sup>st</sup> Place. The location of these two power poles was causing a problem as they extended into the alley.

## **Section 7 - CRA Road Improvements**

### **7.1 - Davie Road Improvements**

The firm of URS Corporation Southern was contracted in 2012 to prepare a study regarding improvements to Davie Road from Orange Drive to the south of Nova Drive. The purpose of the study was to determine what could be done to slow down traffic on Davie Road, enhance pedestrian traffic, and improve safety. The study was nearly completed and a number of recommendations were made. Davie Road is a Broward County road so they have been included in the review of the proposed plans. The proposed plans include providing a signalized cross walk at Davie Road and SW 43rd Street; providing crosswalks with landscaped refuge islands; replacing the curbs with a type "F" curb; providing a 4.5 feet undesignated bike lane; reducing the lane widths to 10 feet; and providing a targeted speed limit of 35 mph. Exhibit 5 depicts an illustration of the proposed cross section.

### **7.2 - SW 67<sup>th</sup> Avenue**

The firm of Kimley-Horn and Associates Inc. was hired by the Davie CRA in November of 2013 by Resolution R-2013-23 to provide design services and construction services for construction of SW 67<sup>th</sup> Avenue. This street would be constructed to complete the street from Orange Drive on the south to its present terminus on SW 42<sup>nd</sup> Street. The firm was selected in September of 2013 and the contract approved in November. Exhibit 5 illustrates the proposed SW 67<sup>th</sup> Avenue improvements.



## **Section 8 - CRA Programs**

### **8.1 - Community Policing Innovations**

The 2012 Community Redevelopment Plan recognized the need for providing community policing innovations to enhance the police presence in the CRA and listed community policing as a program of the Davie CRA. This is consistent with Section 163.360 of Florida Statutes which indicates the community redevelopment plan may provide for the development and implementation of community policing innovations. The revised Plan indicates community policing as a new program and the provision for funding the program is in the five year redevelopment program spending projections. After the plan was adopted, the Davie CRA hired two police officers who work solely within the Davie CRA. These two officers began in December of 2012 and have been a very good asset to the Davie CRA. The CRA Community Policing Officers have patrolled the Redevelopment Area on foot, by bicycle and by automobile. They held meetings with the businesses to inform them of programs, have participated in setting up crime watch programs and have provided a very visible deterrent to crime within the Davie CRA area. Exhibit 6 depicts photos from some of the meetings/events with the business community as well as a Downtown Davie & Eastside Neighborhood Cleanup & Trash Splash.

### **8.2 - Commercial Property Improvement Grant Program**

The Commercial Property Improvement Program (CPIP) provides for the use of tax increment funds to leverage private investment for general exterior/interior and on-site improvements to structures and/or properties to eliminate slum and blighting influences within the Redevelopment Area. The CRA will pay a match of 1/3 of the costs for renovating a development site including the building and grounds up to \$100,000 to be paid by the CRA. This grant is paid upon completion of the agreed upon work as evidenced by a certificate of occupancy. Paid bills are then reviewed and the grant awarded upon satisfaction that they spent the required amount to be paid up to \$100,000 or 1/3 of what they did spend. The intent of this program is to encourage property and business owners to restore, renovate, rehabilitate, or improve their building and/or property, thereby improving the Redevelopment Area's physical characteristics. The benefits of this program include enhancing the visual quality and attractiveness of the environment comprising the Redevelopment Area, leading to increased occupancy and property values.

The CRA Board approved a Commercial Property Improvement Program Grant for the Wells Fargo Bank, 4150 Davie Road. Wells Fargo submitted plans and cost estimates showing they were going to spend at least \$638,197.35 on improvements including the renovation of the building façade, changing the traffic pattern for access to the bank facilities, improvements to the parking lot and the addition of landscaping. In addition, the bank closed one and a half curb cuts on Davie Road which is another goal of the CRA to ease traffic congestion on Davie Road. The majority of the work to improve the property was completed during the fiscal year but the work was not completely finished so the CRA did not pay out the \$100,000 until the work is completed. The CRA is

paying an additional \$30,000 for the closing of the curb cuts. The site plans and the grant were approved at the November CRA meeting. Exhibit 7 illustrates a photo of the renovations.

The Davie CRA sold the existing building at 4263 Davie Road to Team Mellman Chiropractic in November of 2013. The building was purchased for the amount of \$750,000 based on an RFP to sell the property. A Commercial Property Improvement Program Grant was provided to the property owner which paid 1/3 of the costs to make repairs to the building and grounds. The costs of the improvements totaled \$132,000 which included such items as redoing the parking lot and landscaping, replacing rotten and missing wood from the exterior, painting the building, putting in irrigation and replacing part of the roof. The CRA paid 1/3 of the cost or \$44,000. The CRA also paid for a major improvement to remove a curb cut on Davie Road and install a new entrance on SW 43<sup>rd</sup> Street. The CRA also paid \$20,000 for removal of the curb cut on Davie Road. Exhibit 8 reflects a photo of the improvements.

The CRA Board approved a Commercial Property Improvement Program Grant for Eat at Joe's LLC at their February meeting. The grant will help fund improvements to the property at 3995 Davie Road. The proposed plan is to renovate an abandoned gas station into two restaurant bays. The improvements proposed total \$424,534.50 and will include paving the parking lot, landscaping, a complete renovation of the building, lighting, etc. The property is eligible for a grant of \$100,000 which is the maximum grant. The property owner is also planning on closing both of the existing curb cuts on Davie Road which qualifies for an additional \$40,000. A new entrance to the site will also be constructed on SW 41<sup>st</sup> Street. Exhibit 9 depicts a photo of the renovations which are underway.

## **Section 9 - Special Event Sponsorships within Redevelopment Area**

On January 15, 2014, the CRA Board agreed to help sponsor the 77<sup>th</sup> Annual Orange Blossom Festival as organized by the Town of Davie. The amount of the sponsorship was \$7,500. This event is held in February and includes a parade, a rodeo and a street fair. The event brings thousands of people into the downtown area for two days which significantly boosts our economy and our local businesses. This event is recognized in the Redevelopment Plan as an event which should be sponsored to draw people into the downtown area. The CRA Board also approved a voucher program which helps support the local Davie Road and Orange Drive merchants. Vouchers for \$5.00 each for merchandise or purchases are distributed to the public for use in the local shops and restaurants. This allows people to patronize businesses they may not otherwise visit. This program has become very popular with the local businesses. The vouchers can be utilized for a period of two weeks after the Orange Blossom Festival. This year there were 3,298 vouchers redeemed which cost the CRA \$14,841. The resulting sales were estimated at over \$55,160.

At the January 15, 2014 CRA meeting the CRA Board approved a sponsorship for the Southeastern Circuit Rodeo Finals to be held on November 6, 7, and 8 of 2014. This is a

major event which brings thousands of people to the Rodeo Arena and the downtown area. The Davie CRA sponsored the event in the amount of \$30,000. The event was well attended and this sort of event is specifically mentioned in the Redevelopment Plan as something in which the CRA should be involved in to draw people to the downtown area. The CRA also provided \$2,000 for the Florida High School Rodeo held at the Bergeron Rodeo Grounds.

The Davie CRA funded the “Concerts on the Corner” events held at the northwest corner of Davie Road and Orange Drive on vacant property owned by the Davie CRA. These small concerts of which there were approximately 12 concerts are designed to attract people to the downtown area. The “Concerts on the Corner” event includes food trucks, children’s activities and entertainment by local bands. The total cost of the sponsorships was \$6,000.

## **Section 10 - CRA Property Acquisition for Redevelopment**

The Davie CRA closed on purchasing the ½ acre site at 4483 Davie Road from the Moose Lodge. This transaction had been pending for some time based on locating a site upon which a new Moose Lodge could be constructed. The closing on the property took place in January 2014. The price of the Moose Lodge is \$700,000 plus \$150,000 for the purchase of property on SW 63<sup>rd</sup> Avenue which will be the site of the new Moose Lodge. The ½ acre site will be added to the 2 ½ acres already owned by the Davie CRA so the total site is now 3 acres. Exhibit 10 depicts a photo of the current Moose Lodge and a photo of the proposed Moose Lodge.

## **Section 11 - Residential Area Improvements**

In October of 2013, the CRA Board approved an expenditure of \$73,392.44 for the construction of nine parking spaces to supplement the existing parking at the Eastside Community Hall. The bid for the construction was approved to Weekley Asphalt Paving, a local contractor. Four bids were received ranging from the low bid of \$77,392.44 to \$92,028.75. The nine parking spaces have been constructed and are being utilized everyday. The Eastside Community Hall did not have sufficient parking which hindered its full use as a community center. Exhibit 11 illustrates a photo of the new parking spaces.

The CRA Board approved CRA Resolution No. R-2014-8 on May 7, 2014. This resolution approved the bid for installation of sewer laterals for properties on SW 41<sup>st</sup> Place. The bid was awarded to A1 Underground & Plumbing Services LLC in the amount of \$59,900.00. There were three bids ranging from \$59,900 to \$175,110. The sewer was installed in 2010 but 17 residences and 2 businesses did not connect as required.

## **Section 12 - Proposed Industrial Area Improvements**

As described earlier in this report the Davie CRA in January of 2013 approved two resolutions regarding the expansion of the Actavis Pharmaceutical manufacturing facility at 4955 Orange Drive. The first resolution was to pay the local share of the State of Florida Qualified Target Industry Program (QTI) to provide tax abatement assistance in the amount of \$220,000 paid after the investment is made by Actavis. The CRA worked very closely with the State of Florida Department of Economic Opportunity and the Greater Fort Lauderdale Alliance to make this happen. The second resolution was to pay \$440,000 in job incentive grants to Actavis after they employ what is estimated at 220 jobs. The incentive by the Davie CRA is for \$2,000 for each job times the 220 new jobs. The jobs are required to pay a salary of more than 115% of the county average. The total investment proposed by Actavis is \$40.5 million. They are planning on constructing 43,000 sq. ft. of space.

## **Section 13 – Affordable Housing within the Redevelopment Area**

The Town of Davie adopted a Transit Oriented Corridor (TOC) Plan for Eastern Davie. The TOC is approximately 925 acres, of which 615 acres are located within the CRA's Redevelopment Area near State Road 7/441 and east of the Florida Turnpike. The Town's code requires a 15% set aside requirement for affordable rental and/or homeownership housing.

The Town's Regional Activity Center (RAC) is approximately 2,200 acres, of which 700 acres are located within the Davie CRA. This portion has a 20% mandatory set-aside of the units to be affordable rental and/or homeownership. The Davie RAC and CRA are also located within the Town's Eastern Community Development Block Grant (CDBG) Target Area and the Town's Neighborhood Stabilization Target Area based on the low-moderate income population and the recent foreclosure rate. As a result, 13 single family homes were mitigated and 15 foreclosed units were acquired and sold or rented as affordable housing unit over the past 3 years.

Over the past 10 years, the Davie's CRA developed twelve (12) two-story Key West style homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge, and the homebuyers received subsidies from the CRA and SHIP to enable them to close-the-gap in financing.

In 2011, the Davie CRA donated three lots owned by the Davie CRA in the Potter Park Area to Broward County for the purpose of constructing three new single family homes. Broward County provided unspent Disaster Recovery Funds from Hurricane Wilma which needed to be allocated. The Davie CRA agreed to donate the three lots and to spend \$8,000 for each of the lots for architectural plans so the homes would match the existing Key West style homes previously built by the Davie CRA. Exhibit 11 illustrates these homes which are still under construction by a private firm hired by Broward County.

## **Section 14 - CRA Meetings and Community Outreach**

The Davie CRA Board met eleven times during the FY 2013/14 fiscal year to discuss and approve redevelopment activities. In addition, the Davie Police Department Community Policing Unit funded by the Davie CRA held two Downtown Davie Business Watch Meetings during the year to discuss issues affecting the business community such as common code violations and hurricane preparedness. The CRA and Community Policing Unit also had a community event on March 22, 2014 called the Downtown Davie & Eastside Neighborhood Cleanup & Trash Splash. Over 50 residents participated in collecting 53 large bags of trash.

The CRA informs property owners and residents within the redevelopment area through various means. The means include direct mailings to residents on some neighborhood issues and information is also provided in newspaper articles, public hearing notices, and such means as meeting agendas and backup information for these meetings which are posted on the Town of Davie website.

Representative articles from local newspapers and the Davie Update, the Town of Davie's newsletter, are attached to the report to illustrate some of the CRA activities during 2013-2014.

## **Section 15 - CRA Board Activity**

The CRA Board took a number of other actions such as:

The CRA Board approved the 2014-2015 Budget at the September 3, 2014 CRA meeting. This is the second year of working under the revised redevelopment plan for the CRA area. The enhanced services for police activities within the CRA were continued as the two officers were continued in this fiscal year. These enhanced services include bicycle patrol, setting up neighborhood citizen crime watch, etc. The revised Redevelopment Plan provides a better explanation of the various programs of the CRA and provides a five year budget projection to help guide the decisions of the CRA Board.

The Davie CRA paid for tree lighting on Davie Road with holiday lights. The Davie CRA also paid recurring costs for things like maintaining CRA property, maintaining the street lighting on Davie Road and the landscaping along Davie Road as well as at the public parking lots within the CRA.

The CRA Board approved the CRA Annual Report for 2012-2013 at the March 5, 2014 CRA meeting.



## **Section 16 - CRA Administration**

The CRA Board is composed of the five members of the Davie Town Council serving as the Board of the Davie CRA. The CRA office was located at 3921 SW 47<sup>th</sup> Avenue, Suite 1008 in Davie, Florida. The office was relocated to 4700 Davie Road, Suite D in September of 2014. Finances are processed by the Town of Davie Budget and Finance Department. Effective October 1, 2013 legal counsel for the Davie CRA was provided by John Rayson who also serves as Town Attorney.

The Davie CRA operated with the head of the CRA being the Town Administrator in 2012-2013. The Redevelopment Administrator was retained as a part-time consultant and the Administrative Aide worked full-time.

## **Section 17 - CRA Revenue – Tax Increment Financing**

In 2013-2014 the Davie CRA received \$2,575,804 in tax increment funds from participating taxing authorities. The following amounts represents the 2013 actual taxable values as well as providing base year tax information for the original redevelopment area, the first expanded area, and the second expanded area.

1. Original Redevelopment Area	
2013 Total Value	\$124,064,090
1988 Base Year	<u>\$ 49,655,701</u>
	\$ 74,408,389
2. Expanded Redevelopment Area #1	
2013 Total Value	\$252,249,210
1994 Base Year	<u>\$105,230,320</u>
	\$147,018, 890
3. Expanded Redevelopment Area #2	
2013 Total Value	\$8,164,560
1997 Base Year	<u>\$ 165,980</u>
	\$7,999,580

The above information represents the data for Broward County, the Town of Davie, and the Children's Services Council of Broward County as their boundaries encompass the entire redevelopment area. The other governmental bodies contribute over lesser boundaries so the tax increment for South Broward Hospital District, North Broward Hospital District, and Central Broward Water Control District are lesser taxable amounts.

The following shows the tax revenues received from each of the individual taxing districts for 2011-2012:

Broward County	\$1,185,673
Town of Davie	\$1,107,841
South Broward Hospital District	\$ 77,372
North Broward Hospital District	\$ 46,618
Central Broward Water Control District	\$ 51,894
Children's Services Council of Broward County	<u>\$ 106,406</u>
TOTAL	\$2, 575,804

The annual financial audit will be submitted as soon as it is completed. The Davie CRA is a component part of the Town of Davie and is part of the Town's audit. This information will be provided as soon as it is available from the Town of Davie. The CRA is paying interest on the bonds issued at the end of 2010 in the amount of two payments per year at \$878,160 for a total of \$1,756,320 per year. The completion of the Town of Davie audit is expected in the very near future and will be forwarded to each of the taxing bodies as soon as it is available.

## **Section 18 - Redevelopment Goals, Objectives and Policies – FY 2013/14 Comparison**

The Davie CRA has reviewed its actions in comparisons to the goals, objectives and policies within the approved Redevelopment Plan. A summary of the concurrences follows:

### **Goal Area "A": The CRA continues to maintain and enhance its current projects in accordance with its adopted Redevelopment Plan.**

Concurrence: The Davie CRA continues to implement and follow its Redevelopment Plan. Each individual program and project is evaluated for compliance with the Redevelopment Plan during budget preparation and in evaluating individual projects during the year.

The Davie CRA Redevelopment Plan lists a number of capital improvement projects which are expected to be implemented. Those projects are being budgeted and the work accomplished. An example is the SW 41<sup>st</sup> Street parking lot. Other projects such as the Eastside Infrastructure Improvements and the Westside Improvements are being planned with engineering and are slated for construction to begin in 2015.

Another example of meeting program objectives is to support activities such as the Orange Blossom Festival which bring people into the Downtown area and which supports local businesses. The Davie CRA helped sponsor the Orange Blossom Festival with a \$7,500 donation. The Davie CRA also pays for vouchers which encourage people to shop and dine within the Davie CRA by offering a deep discount on their purchases. The

Davie CRA also helped sponsor the Southeastern Circuit Finals Rodeo for \$30,000. This event brings thousands of people to the area over a three day period.

**Goal Area “B”: The CRA shall implement programs aimed at meeting area-wide needs within the community redevelopment area.**

Concurrence: The Davie CRA strives to meet the needs of the Redevelopment Area. The Redevelopment Plan divides the CRA area into individual areas of the town center, the residential area, and an industrial area. One objective of this goal is to strive to improve the visual appearance of the community redevelopment area. The Davie CRA now offers the Commercial Property Improvement Grant as one of the strategies to improve the visual appearance. In the past year, the Davie CRA approved two grants for improving commercial properties and two grants for improving residential properties. Commercial grants were approved for Wells Fargo Bank for \$100,000 plus \$30,000 for closing curb cuts on Davie Road. The \$30,000 was paid to Wells Fargo but they do not yet have a certificate of completion so the \$100,000 has not been paid. A grant was given to Team Mellman Chiropractic for \$44,000 and another \$20,000 for closing a curb cut on Davie Road and they received the funds for their grant.

The Davie CRA also approved the use of Residential Property Improvement Grants for the connection of individual properties to the sanitary sewer system on SW 41<sup>st</sup> Place. The Davie CRA paid \$59,900 for the connections to the sanitary sewer as well as paying their impact fees.

In the industrial area, the Davie CRA agreed to future payments to Actavis Pharmaceuticals to assist that company for a large expansion of their manufacturing facility. The proposed addition is 43,000 sq. ft. with an investment of \$40.5 million to employ 220 more people. The Davie CRA committed \$660,000 toward this future expansion which is not paid until the plant is actually built.

**Goal Area “C”: In recognition of variations in social, physical and economic conditions throughout the CRA, each identified geographic sub-area of the CRA shall be stabilized, renewed or redeveloped according to the long-range strategy:**

Concurrence: The Davie CRA has provided programs and strategies for each of the sub-areas which are identified in the plan. The annual report demonstrates some of these programs which are available for each of these areas. For example in the residential area the Davie CRA has a grant program to assist in connection to the sanitary sewer system. The Davie CRA is taking a major step toward revitalizing the residential neighborhoods by providing for major upgrades in the storm sewer system, improving the water system and improving the sanitary sewer system. The Davie CRA has completed the first phase of these improvements. Plans are nearing completion for an additional phase.

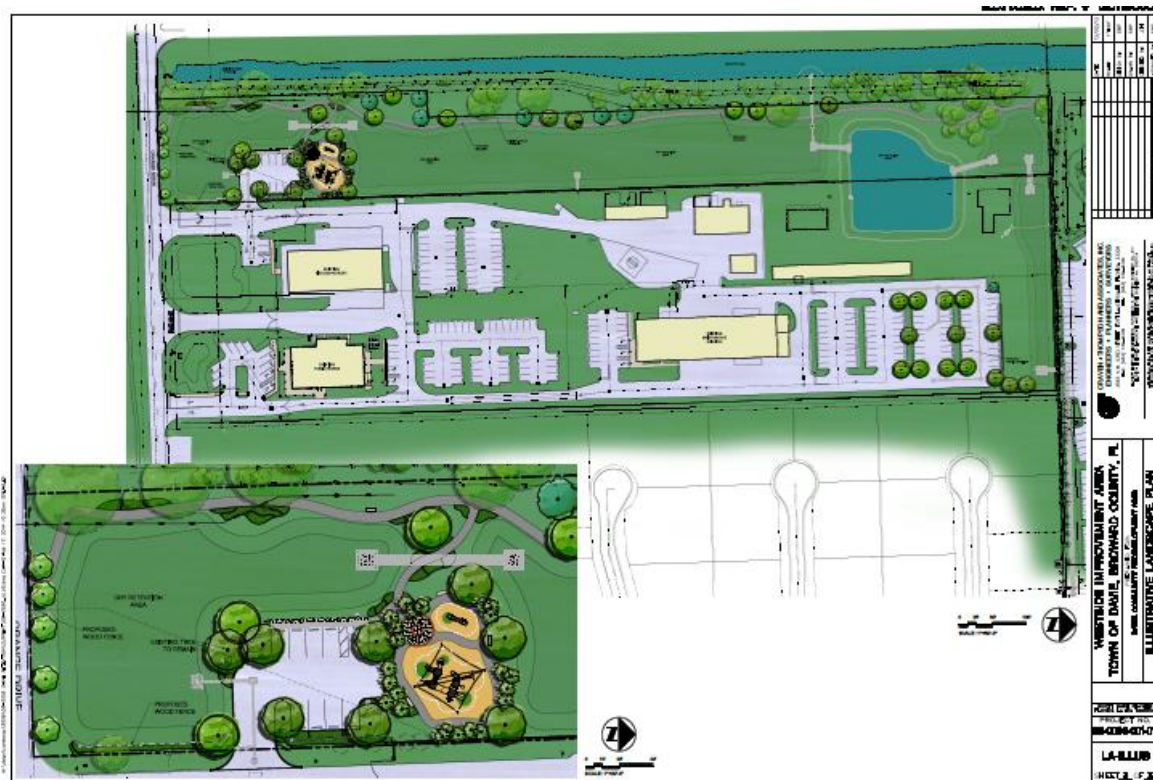
These infrastructure projects also will serve the commercial properties on the east side of Davie Road by providing drainage at a common site which will remove the requirement for each individual lot to have its own water storage. The sites along Davie Road will

also have sanitary sewer lines to connect to and will have increased fire protection with water lines which will support fire hydrants. The Commercial Property Improvement Grant will also provide an economic incentive to make improvements to commercial properties.

**Goal Area “D”: The Davie CRA shall conduct its business in accordance with Florida State Statutes, the Town Ordinance which created the Davie CRA, and adopted standards and procedures with the redevelopment area.**

Concurrence: The Davie CRA follows the regulations in Florida State Statutes, the Town Ordinance and adopted standards and procedures within the redevelopment area. The Town of Davie prepares an annual report and submits to the State of Florida, the Town of Davie and the contributors to the tax increment fund of the Davie CRA. The Davie CRA provides for public notice of its meetings through the Town Clerk’s office and posts agenda, minutes and other information on the Town of Davie website. The Davie CRA keeps the public informed through articles in the Town of Davie Update, provides public notice of meetings when required, and sends letters to the community when they are affected by CRA actions such as the infrastructure projects. Now that Town Council is serving as the CRA Board, all of the Davie CRA meetings are carried on local cable television. The Davie CRA works closely with the Town of Davie various departments as well as with other organizations. The Davie CRA also provides various outreach efforts such as providing speakers at service clubs or public forums, providing written information at various formats such as Chamber of Commerce events. Exhibit 12 depicts articles about the Davie CRA in local newspapers during FY2013-2014.

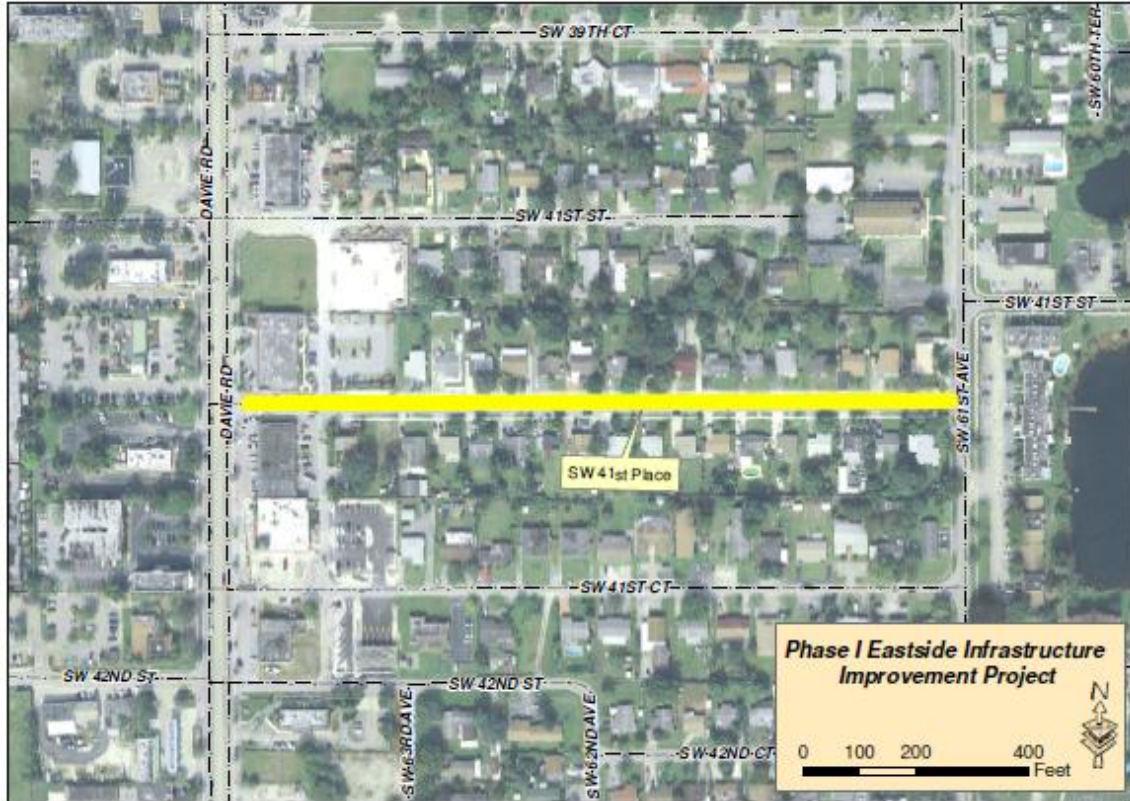
# **EXHIBIT 1** **Westside Drainage Project**





## EXHIBIT 2

### PHASE I – EASTSIDE INFRASTRUCTURE IMPROVEMENT PROJECT



BEFORE



AFTER



## EXHIBIT 3

### PHASE II – EASTSIDE INFRASTRUCTURE IMPROVEMENT PROJECT



## **EXHIBIT 4**

### **SW 41<sup>ST</sup> PLACE PARKING LOT**



### **SW 41<sup>ST</sup> STREET PARKING LOT**

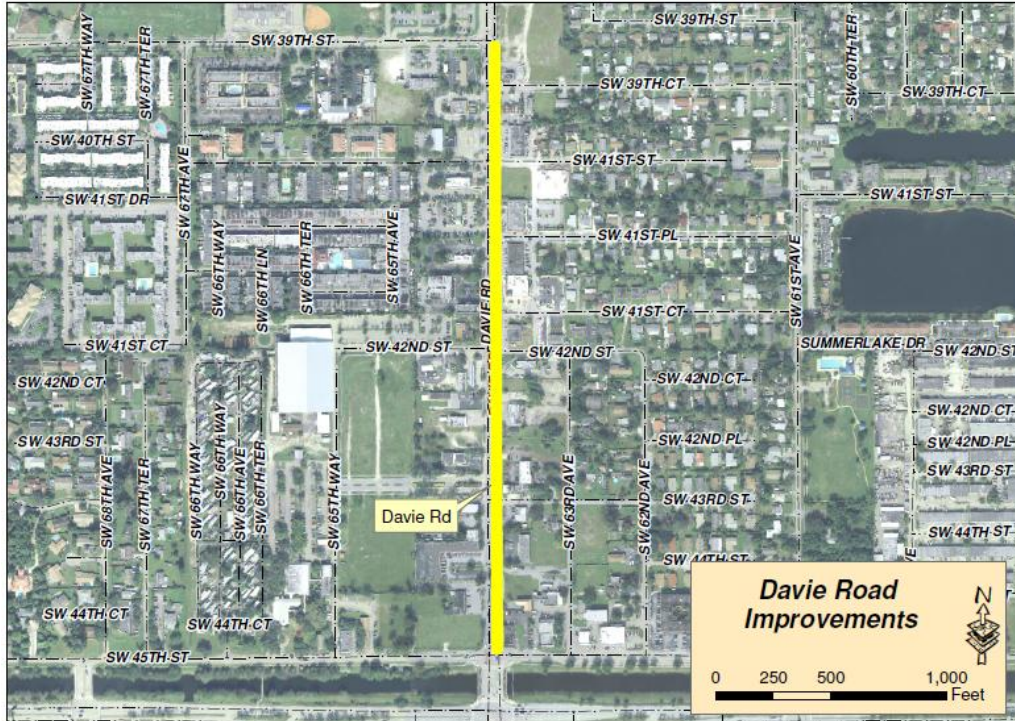




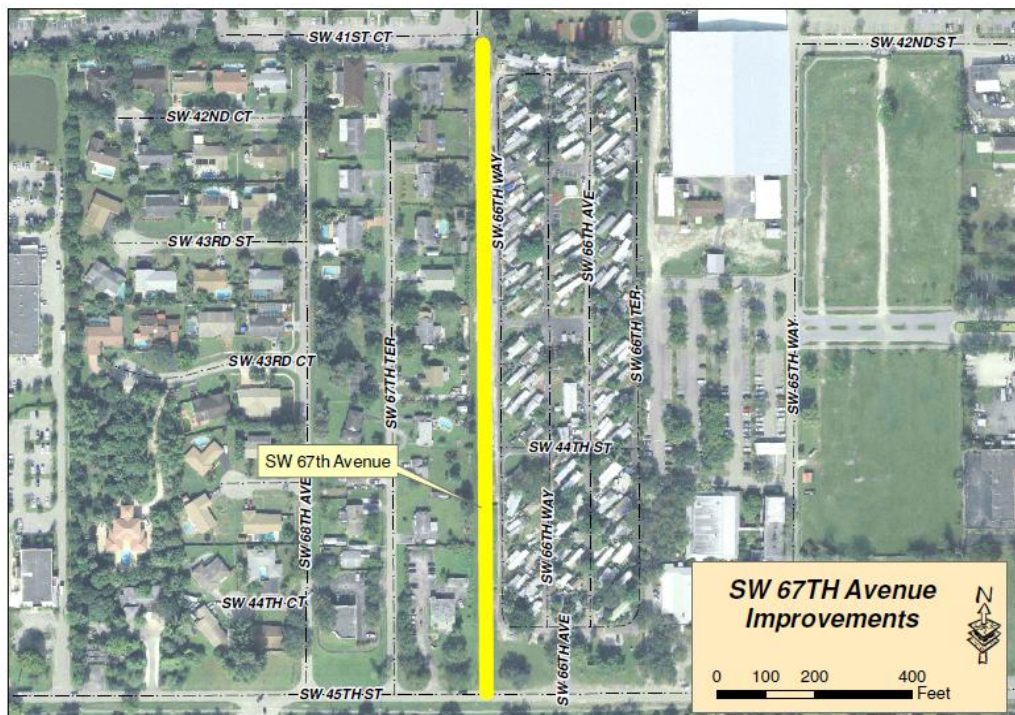
## **EXHIBIT 5**

### **CRA ROAD IMPROVEMENTS**

#### **DAVIE ROAD IMPROVEMENTS**



#### **SW 67<sup>TH</sup> AVENUE IMPROVEMENTS**



## EXHIBIT 6

### **CRA PROGRAMS**

### COMMUNITY POLICING INNOVATIONS





## **EXHIBIT 7**

### **CRA PROGRAMS** **COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM**

**WELLS FARGO BANK**  
**4150 DAVIE ROAD**

**BEFORE**



**AFTER**



**EXHIBIT 8**

**TEAM MELLMAN CHIROPRACTIC, INC.**  
**4263 DAVIE ROAD**

**BEFORE**



**AFTER**





**EXHIBIT 9**

**EAT AT JOE'S LLC**

**3995 DAVIE ROAD**



**EXHIBIT 10**

**CRA PROPERTY ACQUISITION FOR REDEVELOPMENT**

**MOOSE LODGE  
4483 DAVIE ROAD**

**CURRENT LOCATION**



**FUTURE SITE**





**EXHIBIT 11**  
**RESIDENTIAL AREA IMPROVEMENTS**

**Eastside Community Hall – Additional Parking**



**Key West Style Homes Under Construction**



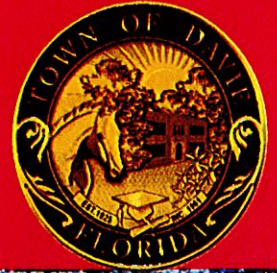
**EXHIBIT 12**

**NEWSPAPER ARTICLES**

**SEE ATTACHED PAGES**



The Town of Davie's Official News Magazine  
Fall 2014 Vol. 11, Issue 3



**D**  
*avie*

UPDATE





# Thoughts and Comments from the Town Council...

## Councilmember Bryan Caletka—District 1

954-797-1030

bryan\_caletka@davie-fl.gov



The Town recently voted on the tax rate for the next fiscal year. The good news is that our tax base grew last year, and we were able to hold the line on the millage rate. The Town's staff did a great job on the budget. I had a couple of requests with this year's budget, and they were implemented. I want to highlight one item in particular, more days and longer hours for the Betty Booth Roberts Pool. Next year, it will be open about three more weeks. I am proud that Davie's taxes continue to be among the lowest in Broward County. One last note on the budget, I always vote against the fire assessment, not because I don't support our firefighters, but I don't like the methodology in which it is calculated.

The flood zones in Davie have been remapped. I recently received notification from my flood insurance carrier that I was no longer required to have flood insurance because of where my home is located. I decided to keep it anyway. Check with your carrier and determine the best decision for your home.

The Concerts on the Corner series have resumed. These events are growing and are a lot of fun. My colleagues at work who don't even live in Davie come here for the fun. If you are a foodie, the food trucks are here for the concerts.

The holiday season is right around the corner. As many people know, I often travel to Texas during the holiday season. Now that my mother is a resident of Davie, I get to spend that time here. Welcome to Sunny Florida Mom!

As always, thank you for the privilege of serving our community. I have an open door policy and if you need assistance, please call me at 954-797-1030. Don't be shy. Even if it is a complaint, if we don't know about a problem -- we can't fix the problem.

## Councilmember Susan Starkey—District 3

954-797-1030

susan\_starkey@davie-fl.gov



At the final budget hearing on September 17, Town Council passed a balanced budget for the Town of Davie. We were able to reduce the debt service millage rate while maintaining the operating millage rate and fire assessment. Thanks to Town Administrator Richard J. Lemack and Town staff for working relentlessly to ensure that our Town vision and goals are top

priority.

As we continue to recover and to move towards a state of fiscal prosperity, we have seen a steady increase in the population growth here in the Town of Davie. With this population increase comes diversification of our residents and an increase in single-family home ownership, apartments, and condos. This new growth will result in additional investment opportunities for our businesses.

As our weather welcomes us outside, I am expecting to see all of our residents come out to enjoy the parks and trails here in the Town. We have several parks, open spaces & trails for our residents to venture out to explore.

I hope everyone has been enjoying the Concerts on the Corner series for Fall 2014. This free event is sponsored by the Community Redevelopment Agency (CRA) and KISS 99.9 Country. Our first Concert of the season featured Big and Rich and was well-attended by residents from all over Broward County. So far, the concerts have been a great success.

I am inviting all residents of Davie to come out to enjoy the festivities at the 15th Annual Holly Day Parade on December 6 at the Forest Ridge Community. The parade will begin at 1 p.m. and will start at the entrance to Forest Ridge through Forest Ridge Circle and will run west toward Old Orchard Road. Take your family, picnic chairs, and a blanket and enjoy the parade!

## Vice Mayor Caryl Hattan—District 2

954-797-1030

caryl\_hattan@davie-fl.gov



In commemoration of Broward County's 100-year anniversary, Broward County is commissioning murals to create a tribute to the county's history. The Old Davie School Historical Museum was chosen as one of the sites in Broward County for a mural. The mural will be on the wall facing Griffin Road and will be visible from Griffin Road.

The Town of Davie is a member of the Broward Water Partnership's Water Conservation and Incentives Program. The program offers Davie residents rebates and water-conserving devices to help make water conservation a top priority and a way of life. To qualify for this program, please visit [www.conservationpays.com](http://www.conservationpays.com) to apply for the rebate to replace your toilet with a WaterSense Certified High-Efficiency toilet.

I encourage all residents to attend the Town of Davie's Actors Community Theater (ACT) at the Pine Island Multipurpose Facility. Performances are held throughout the month of November. For more information on showtimes, please call 954-327-3941 or 954-473-0372, or e-mail [actofdavie1999@yahoo.com](mailto:actofdavie1999@yahoo.com) or [fernkatz1955@yahoo.com](mailto:fernkatz1955@yahoo.com).

I look forward to seeing all residents of the Town attend our holiday celebrations: the Christmas Tree, Menorah and Kinara Decorating Contest on December 3, the Lighting of the Greens and Snow Play on December 7, and the Town of Davie Green Fair and Holiday Craft Show on December 13 & 14.

Now that I am retired from 38 years of teaching, I look forward to continue serving the residents of District 2.

## Councilmember Marlon Luis—District 4

954-797-1030

marlon\_luis@davie-fl.gov



In the FY2015 budget year, the Town merged the Community Redevelopment Agency and the Housing and Community Development Department into the Office of Community Development, with newly appointed Director Giovanni Moss. Mr. Moss has led a distinguished career with Davie and, most recently, served as the Housing and Community Development Director.

The new office will consist of two divisions: the Community Service Division and the Community Redevelopment Agency Division. This recent move is to promote more synergy and efficiency to better assist our residents and to carry out strategic priorities.

We are honored to call Davie the home of the Young At Museum and Broward County Library (751 S.W. 121st Avenue). This 55,000-square-foot Gold LEED-certified facility hosts unique cultural and educational exhibits, such as GreenScapes, which encourages you and your child to reconnect with nature, discovering the potential of art to call attention to environmental issues. You can learn more about the museum at [youngatmuseum.org](http://youngatmuseum.org) or see page 11 for additional information.

The Town's last Household Hazardous Waste (HHW) and Electronics Recycling event of the year will be held on Saturday, December 6, 2014, from 8 a.m. to 4 p.m. at Shenandoah Park (14452 Shenandoah Parkway). Residents can dispose of such HHW items as aerosol cans, cleaners, and pesticides. In addition, residents can recycle old computers, TVs, and other electronic devices. Please call Sun Bergeron at 954-680-6100 for additional information.

This is my last message for 2014, so I want to wish you a happy and healthy Hanukkah, Christmas, and New Year! Please be safe during the holidays, and share the roadway with your fellow neighbors.



# Special Events & Cultural Arts

*Continued from page 13*

## Southeastern Circuit Pro Rodeo Finals

**November 6, 7, and 8**

The Davie Pro Rodeo, 4271 Davie Road, has been a Davie institution for years, bringing top cowboys and cowgirls to Davie to compete for National Championship points. See authentic heritage rodeo at its finest! Be amazed as real cowboys from around the world compete for championship titles.

The Davie Pro Rodeo was voted as the best rodeo east of the Mississippi and has won numerous rodeo awards in Las Vegas, Nevada. Come watch cowboys and cowgirls challenge 2,000-pound bulls, ride bareback, wrestle cattle, barrel race, and team rope. The kids will love it! Gates open at 6 p.m. to purchase tickets and to enjoy the food and vendors before the rodeo begins.

Championship Buckle Presentations will be held at Cowboys Saloon and everyone is invited to attend. Come and meet the sponsors, cowboys, cowgirls, and committee members who are responsible for this fantastic event.

Tickets are available at [davieprorodeo.com](http://davieprorodeo.com), or call 954-680-8005. Tickets are \$18 and \$8 (children ages 3-12) in advance and \$20 and \$10 (children ages 3-12) at the gate.

## Christmas Tree, Menorah and Kinara Decorating Contest

**Wednesday, December 3**

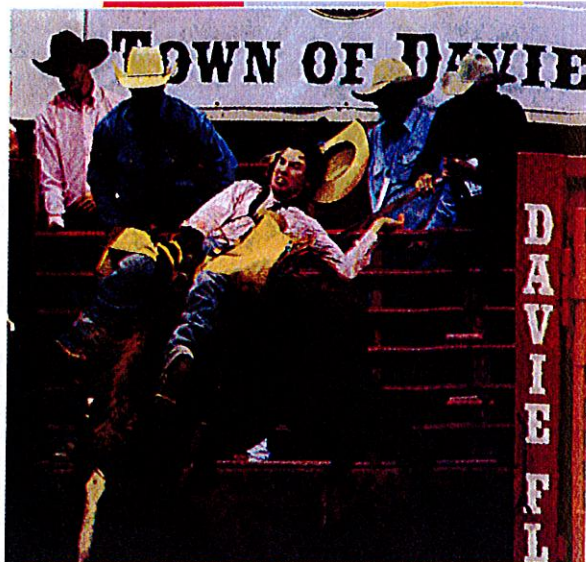
The Town of Davie invites your school or civic group to participate in the annual Christmas Tree, Menorah, and Kinara Decorating Contest on December 3 at Davie Town Hall located at 6591 Orange Drive, from 9 a.m. – 1 p.m. (lunch included). If you are unable to decorate on Wednesday morning, your group can come to decorate anytime before Friday, December 5, at noon. However, lunch will be served only on Wednesday. Groups are asked to make all their own decorations, keeping to the theme; lights will be provided by the Town. Prizes will be awarded at the Lighting of the Greens event. For more information and group registration, call 954-797-1153.

## Winter Holiday Lighting of the Greens & Snow Play

**Sunday, December 7**

This event is held annually by the Town of Davie at the Davie Town Hall complex, located at 6591 Orange Drive, from 6 to 9 p.m. Visit a display of thousands of lights, over 50 beautifully adorned Christmas trees, menorahs, and kinaras. The event is free, along with traditional refreshments, holiday magic show, and 20 tons of holiday snow.

Have your picture taken with Santa in the Council Chambers for a small fee. There will be a Jingle Bell Parade put on by the South Florida Trail Riders as well. The activities for the kids include a petting farm, bounce houses, climbing walls, and more! If you are interested in being a holiday sponsor, please contact Matthew Mlodzinski, Senior Operations Manager, at 954-797-1163.







Town of Davie  
6591 Orange Drive  
Davie, FL 33314  
[www.davie-fl.gov](http://www.davie-fl.gov)

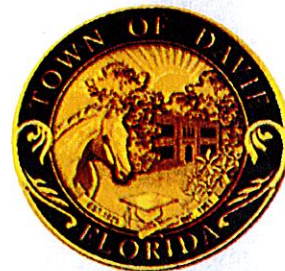
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ECRWSS

# THE TOWN OF DAVIE PRESENTS



# certs CON On The Corner

*Live  
Music*

SPONSORED BY  
THE COMMUNITY  
REDEVELOPMENT AGENCY  
AND

**99.9 KISS COUNTRY**  
Thursday Evenings  
6:00PM - 9:00PM

On The Corner of  
Davie Rd. & Orange Dr.

## Upcoming Performances

Thursday, October 23, 2014 – Andrew Morris Band  
Thursday, November 6, 2014 – Jamie Mitchell Band  
Thursday, November 20, 2014 – Happy Daze

All concerts are held on the grassy field on the corner of Davie Road and Orange Drive. Concerts are FREE and run from 6 – 9 p.m.

Food and refreshments are available for purchase as well as activities for the kids. Parking is FREE at the Bergeron Rodeo Grounds. Bring your blankets and chairs, and kick back and enjoy great live music.



Trends

SPECIAL REPORT  
Research Florida  
p. 35

# Business FLORIDA

Your 2014 Florida Opportunity Guide

Say  
**YES!**  
to Florida

Governor  
Rick Scott

- BUSINESS CLIMATE
- HUGE MARKET
- WORKFORCE
- INFRASTRUCTURE
- GLOBAL ACCESS
- QUALITY OF LIFE

**FIND YOUR PLACE**

8 Regions  
with Endless  
Opportunities  
p. 54

**TARGETED  
INDUSTRY  
SECTORS**

Success Stories  
p. 28



Official publication of  
Enterprise Florida

\$6.95





## DEFENSE & HOMELAND SECURITY

### Harris Corporation

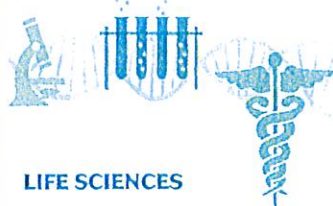
Harris Corporation, an international communications and information technology firm headquartered in Melbourne, is adding to its Florida presence with construction of the \$100-million, 464,000-sq.-ft. Harris Technology Center in Palm Bay.

“This high-technology center represents an important investment in the growth of our company and our desire to create world-class working facilities for our employees. For our community and state, it represents our commitment to being here for the long term and continuing to play a key role in the region’s economic growth.”

— William Brown  
President and CEO  
Harris Corporation

#### Florida Is a Prime Site for Defense and Homeland Security Firms

- 20 major military installations; 3 of only 10 unified combatant commands
- 61,000+ active duty personnel
- Key procurement offices, research operations, testing units and training commands for all service branches
- 9 of the nation’s 10 largest defense contractors
- No. 5 in prime defense contract awards



## LIFE SCIENCES

### Actavis Inc.

Actavis Inc., a leading specialty pharmaceutical company with sites in Davie (manufacturing), Sunrise (packaging and distribution) and Weston (R&D), is adding 16,700 square feet of pharmaceutical manufacturing space and 13,000 square feet of warehousing to its Davie facility. The \$40.5 million capital investment and expansion will create 220 new jobs.

“Actavis is proud to support Florida and the Davie economy with skilled pharmaceutical industry jobs, and we are committed to expansion of employment opportunities in the region.”

— Paul Bisaro  
President and CEO  
Actavis Inc.

#### An Established Hub for Life Sciences

- 2nd in U.S. for FDA-registered medical device manufacturing facilities
- 3rd for pharmaceutical and medicine manufacturing businesses
- 6th for bioscience higher education degrees awarded
- Nearly \$1 billion invested annually in biosciences R&D at Florida universities



## CORPORATE HEADQUARTERS

### The ADT Corporation

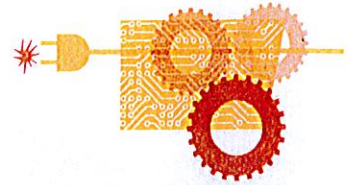
ADT, the world’s largest electronic security provider (interactive home and business automation and alarm monitoring services), will invest \$6.4 million and bring 120 new jobs over two years to its corporate headquarters in Boca Raton. The company employs more than 16,000 people at 200 locations throughout the U.S. and Canada.

“The state of Florida, Enterprise Florida, the Business Development Board of Palm Beach County and the city of Boca Raton played pivotal roles in helping us to expand our footprint in South Florida. We look forward to partnering with state and local leaders to help us hire passionate and skilled employees who share ADT’s commitment to helping save lives.”

— Naren Gursahaney  
CEO  
The ADT Corporation

#### Florida Offers a Friendly Climate for Corporate Headquarters

- 15 Fortune 500 companies maintain corporate headquarters in Florida; a 16th to come when Hertz relocates from New Jersey in 2015
- 8 Florida companies listed among the Deloitte Technology Fast 500
- 5 of Forbes America’s largest private companies have corporate headquarters in Florida
- No. 4 in number of Inc. 5000 fastest growing private companies



## MANUFACTURING

### Kingspan Insulated Panels

A subsidiary of UK-based Kingspan Ltd., Kingspan Insulated Panels Inc. is focused on the design, manufacture and supply of high-performance building products and solutions for the construction industry worldwide. The selection of its DeLand facility as the firm’s new North American headquarters means the retention of 50 jobs, the addition of 30 more and a capital investment of \$2.5 million.

“Central Florida is ideal for Kingspan’s North American headquarters and one of our key manufacturing facilities. It’s convenient for international travel and a strong business hub. There are abundant local and statewide market opportunities here in development of energy efficient buildings.”

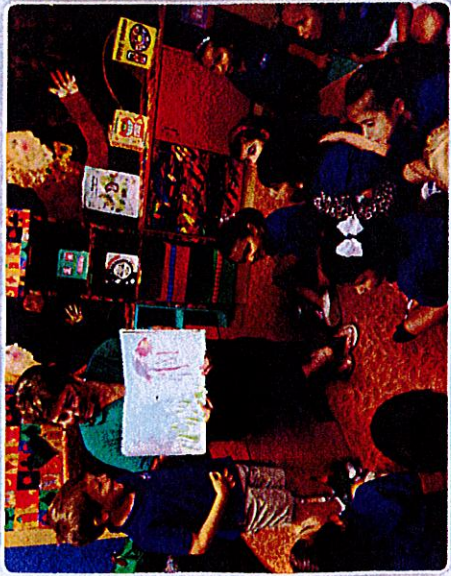
— Joe Brash  
President  
Kingspan Insulated Panels

#### Made In Florida Means Made for Success

- 18,000 companies and 311,000 workers manufacture aerospace products, batteries, food and beverages, communications equipment, medical devices and supplies, semiconductors, boats and more
- 6th largest export state
- Highest trade surplus among all U.S. states

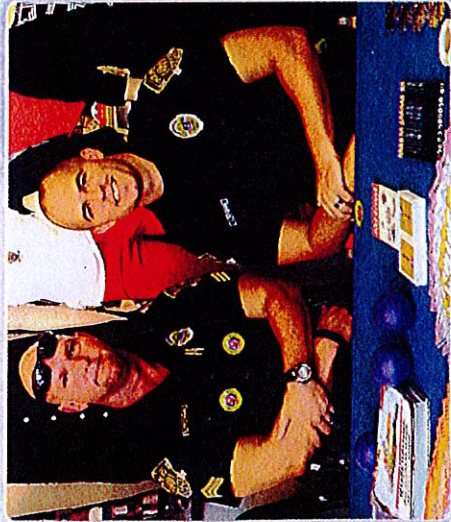


## SEEN ON SCENE



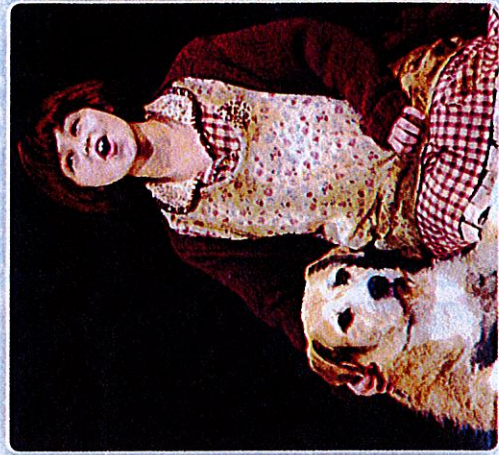
### READING

Town of Davie Vice Mayor Caryl Hattan recently visited Young At Art Museum to read to the children enrolled in the YAA Preschool.



### DAVIE POLICE

Members of the Davie Police Department were out in the community promoting their safety programs.



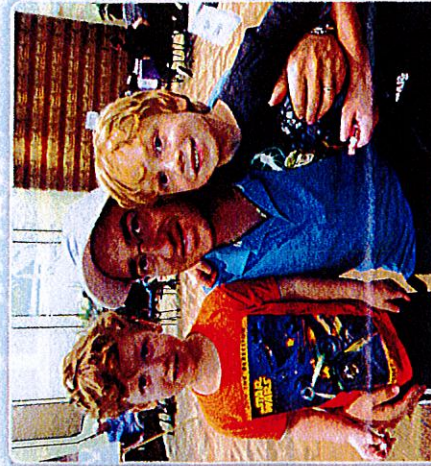
### ANNIE

Last month, Annie was at the Broward Theater of Performing Arts. Nine-year-old Issie Swickle of Davie plays the role of Annie in the national tour. Photo credit: Joan Marcus



### FOOD DRIVE


The Goodman JFS of Broward County Leadership Board hosted a food drive to help families that are dependent upon JFS to eat on a month-to-month basis. The food drive was held at the Posnack JCC in Davie.





# **D**avie **UPDATE**

The Town of Davie's Official News Magazine  
Summer 2013 ♦ Vol. 10, Issue 2



## **News from Boards, Committees & Departments**

### **CRA**

#### **Modifications to the Community Redevelopment Plan**

By Community Redevelopment Administrator Will Allen

The Town of Davie adopted a Community Redevelopment Plan in 1988 which was modified by the Town Council in 1994 and in 1997 to expand the geographic area of the Community Redevelopment Agency (CRA).

The Planning and Zoning Board of the Town of Davie reviewed and approved the proposed modifications to the Redevelopment Plan and made a finding that the Redevelopment Plan is consistent with the Comprehensive Plan of the Town of Davie.

The Redevelopment Plan is consistent with Section 163.361 of Part III, Florida Statutes, which concerns modifications to Community Redevelopment Plans, and the Community Redevelopment Plan conforms to Section 163.360, dealing with the requirements for a Redevelopment Plan.

On November 7, 2012, the Davie CRA Board unanimously approved CRA Resolution R-2012-4 recommending the adoption. On December 5, 2012, the Town Council approved Ordinance 2012-7, approving modifications to the Community Redevelopment Plan. Some of the highlights of the plan include:

- The Plan is more descriptive than the previous plans.
- Contains information about the Redevelopment Area.
- Provides information about Capital Projects.
- Provides information about various programs offered by the Davie CRA
- Provides a five-year budget projection.
- Provides information about previous accomplishments.
- Conforms to the Davie Comprehensive Plan.
- Provides for the development of affordable housing.
- Indicates potential for land acquisitions.
- Provides for location of families displaced by redevelopment activities.
- Provides adequate park facilities.
- Provides for redevelopment of the CRA by private enterprise.

One important addition is the inclusion of the development and implementation of Community Policing Innovations. For additional information about the CRA Redevelopment Plan, contact Will Allen at 954-797-2093.



Ad Number:	3117525-1	Client Name:	/ PO# e roig
Insertion Number:		Advertiser:	Town of Davie
Size:	2 x 5.25	Section/Page/Zone:	Local/B002/PN
Color Type:	B&W	Description:	CRA Annual report



### NOTICE TOWN OF DAVIE, FLORIDA

The Davie Community Redevelopment Agency (CRA) has filed its 2014 Annual Report with the Town Council of the Town of Davie, and other entities which pay tax increment funds to the Davie CRA. This report has been filed in accordance with s. 183.356(3)(c), Florida Statutes. This report is available for inspection during business hours in the Town Clerk's Office at Davie Town Hall, 6591 Orange Drive in Davie, Florida 33314 and the Davie Community Redevelopment Agency Office, 4700 Davie Road, Suite D, Davie, Florida 33314. This report contains information about activities for the preceding fiscal year.